

**CITY OF HOMER
HOMER, ALASKA**

Planning

ORDINANCE 20-02

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF HOMER, ALASKA
AMENDING THE HOMER CITY ZONING MAP TO REZONE LOT 9 TRACT A,
NILS O SVEDLUND SUBDIVISION AMENDED EXCLUDING ANY PORTION
WITHIN LOT 9A THOMAS SHELFORD SUBDIVISION '68 ADDITION A
PORTION OF THE RESIDENTIAL OFFICE (RO) ZONING DISTRICT, TO
CENTRAL BUSINESS (CBD) ZONING DISTRICT.

WHEREAS, Katherine Mitchell, land owner, filed a petition application seeking to amend the zoning map to rezone 3916 Main Street in Homer, Alaska, T 6S R 13W SEC 20 Seward Meridian HM 0540251A Nils O Svedlund Sub Amended Lot 9 Tract A Excluding any Portion within Lot 9A Thomas Shelford Subdivision '68 Addition 69-741 from partially RO to CBD; and

WHEREAS, The Homer Planning Department reviewed the petition, found that the petition application was complete and the criteria for amending the zoning map had been met; and

WHEREAS, The Homer Planning Commission held a public hearing on the amendment to the zoning map described herein on December 4, 2019 as required by Homer City Code 21.95.060(c); and

WHEREAS, The Homer Planning Commission found that (i) the proposed amendment to the zoning map is consistent with the Homer Comprehensive Plan and will further specific goals and objectives of the Plan; (ii) the proposed amendment to the zoning map applies a zoning district that is better suited to the property that is the subject of the amendment than the districts that the amendment will replace; and (iii) the amendment to the zoning map is in the best interest of the public, considering the effect of development resulting from the amendment, and the cumulative effect of similar development, on property within and in the vicinity of the area subject to the amendment and on the community, including without limitation effects on the environment, transportation, public services and facilities, and land use patterns; and

WHEREAS, the City Council adopts the findings by the Homer Planning Commission and has determined that these findings are sound.

NOW, THEREFORE, THE CITY OF HOMER ORDAINS:

Section 1. The Homer Zoning Map is amended to transfer the parcel listed on the attached Exhibit A from RO zoning district to the CBD zoning district as shown on the attached Exhibit B.

Section 2. The City Planner is authorized to note on the Homer Zoning Map the amendments enacted by this ordinance as required by Homer City Code 21.10.030(b).

Section 3. This is a non-Code ordinance of a permanent nature and shall be noted in the ordinance history of Homer City Code 21.10.030.

ENACTED BY THE CITY COUNCIL OF HOMER, ALASKA this ____ day of _____, 2019.

CITY OF HOMER

KEN CASTNER, MAYOR

ATTEST:

MELISSA JACOBSEN, MMC, CITY CLERK

YES:

NO:

ABSTAIN:

ABSENT:

First Reading:

Public Hearing:

Second Reading:

Effective Date:

Reviewed and Approved as to form and content:

Katie Koester, City Manager

Michael Gatti, City Attorney

Date: _____

Date: _____